

This book is presented to

It is our pleasure to introduce Capital Place.
Situating in the emerging global city of Jakarta,
this landmark development offers the very best
of architecture and amenities.

It is first class.
Everything else is just business.

*Sincerely,
Capital Place Management*



Introduction

Designed as a city within a city, Capital Place is an integrated business development that will provide 90,511 sq m of Premium Grade office space alongside The Four Seasons hotel and retail podium with specialist gourmet selections. Set to open in 2016, this is a premier workplace for professionals at the top of their fields.

With a leading global real estate investor as the building landlord, Capital Place will be the benchmark against which future business hubs in Jakarta will be measured. Key features include:

International standards

Capital Place delivers the highest quality of architectural and environmental design from a team that includes the internationally-renowned Cesar Pelli (Pelli Clarke Pelli Architects), Bill Bensley and Alexandra Champalimaud. Their creative vision, coupled with masterful execution, will provide stunning interiors and exteriors.

Highly efficient floor plates

Cesar Pelli is well-known for producing ultra efficient work spaces; Capital Place is no different. Large rectangular floor plates between 1,800 sq m and 2,600 sq m will provide open, column-free spaces that are flexible to plan. The development is one of the select few in Jakarta that is equipped with 150 mm raised floors.

Holistic design

Influenced by traditional Indonesian architecture, indoor and outdoor spaces at Capital Place integrate as one. The development features extensive landscaping, fusing water elements and covered gathering spaces in a setting of lush gardens. The distinctive façade, inspired by the idyllic nature of Indonesia, provides not only a unique identity but also elegance among Jakarta's towering urban corridors.

Sustainability

Designed to comply with the BCA Green Mark Gold^{Plus} Certification Standards, Capital Place will be among the most responsible in Jakarta.

Key central location

Sitting strategically between SCBD and Mega Kuningan, within the Golden Triangle, Capital Place is positioned for easy access to Jakarta's business elite. It is also served by multiple public transport options including, TransJakarta, buses, taxis and the upcoming LRT station.

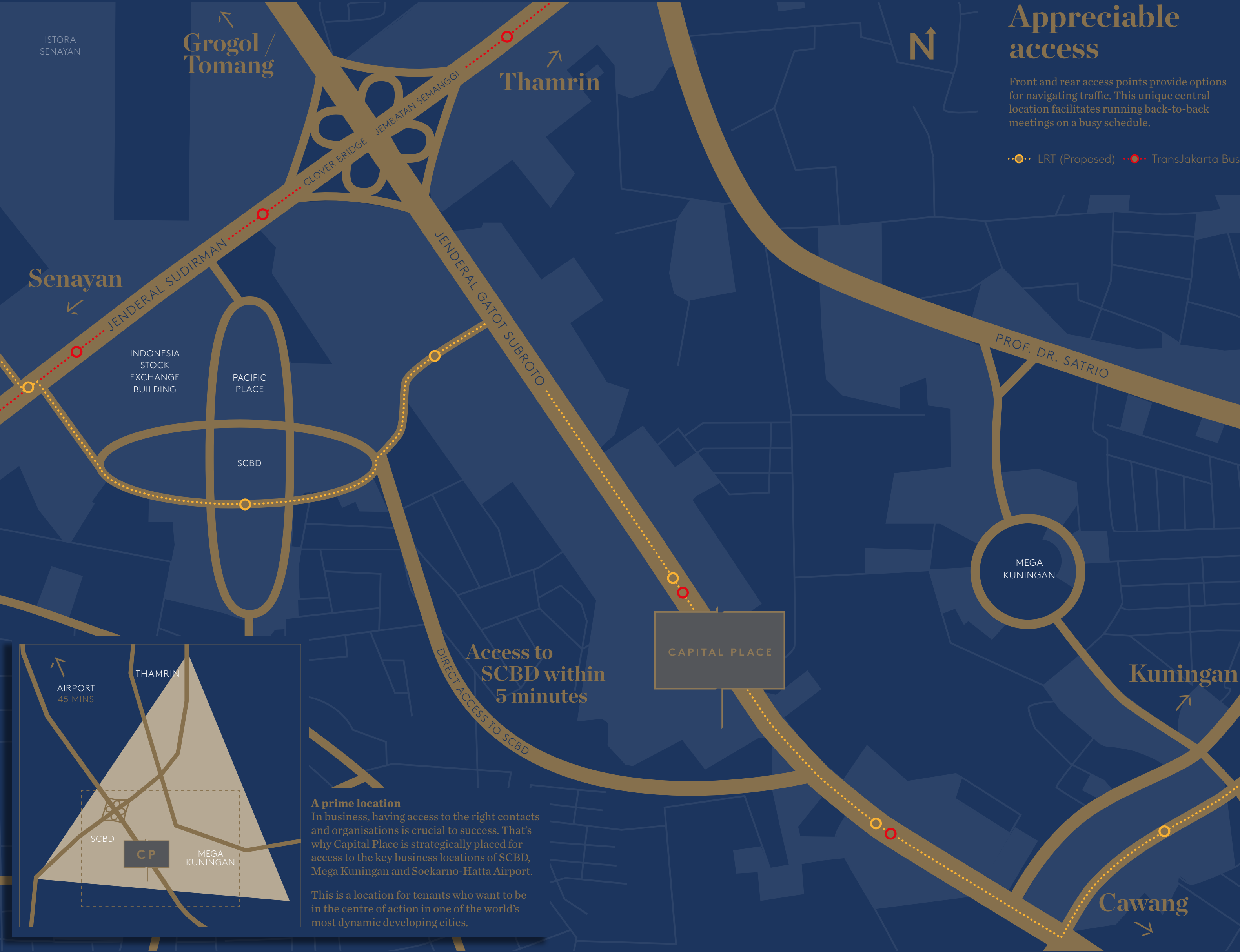
Dual access

The development benefits from both a frontage on Gatot Subroto, as well as a direct connection to SCBD via a specially created access road.



Working prestige

The ideal location to enrich your reputation.



Appreciable access

Front and rear access points provide options for navigating traffic. This unique central location facilitates running back-to-back meetings on a busy schedule.

A prime location
In business, having access to the right contacts and organisations is crucial to success. That's why Capital Place is strategically placed for access to the key business locations of SCBD, Mega Kuningan and Soekarno-Hatta Airport.

This is a location for tenants who want to be in the centre of action in one of the world's most dynamic developing cities.

A close-up photograph of a person's hand, clad in a white glove, pulling the door handle of a black car. The person is wearing a dark suit jacket. The car's body is highly reflective, showing highlights from the environment. The background is slightly blurred, showing what appears to be a window or glass partition.

The arrival



CAPITAL PLACE

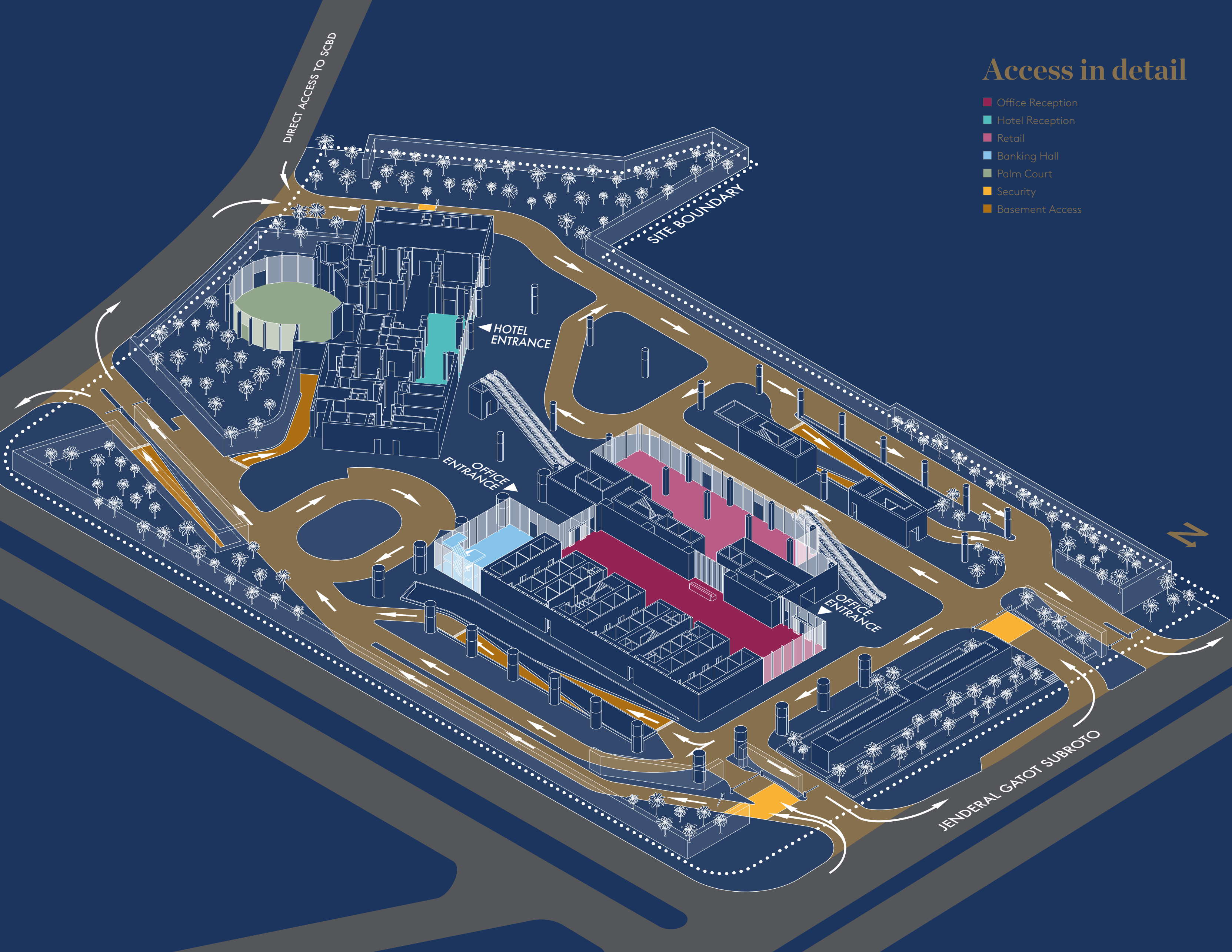
FOUR SEASONS



Landscape by internationally renowned designer, Bill Bensley.

Access in detail

- Office Reception
- Hotel Reception
- Retail
- Banking Hall
- Palm Court
- Security
- Basement Access





Business focussed



35
20

CAPITAL PLACE

35
30

35
30

*Expansive reception with an 8-metre
high ceiling and a dramatic finish,
complete with destination control
lifts and concierge desks.*

A wide-angle photograph of a modern office space. The ceiling is a white grid with several square light fixtures, some of which have a decorative, multi-colored pattern. Large windows on the left side offer a view of a city skyline. In the foreground, a long white desk with a glass front holds several computer monitors and potted plants. People are working at desks in the background, and a few are standing and talking. The floor is covered in a grey carpet.

Space to achieve

*Highly efficient floor plates allow for
the ideal working environment.*

A modern office interior with large windows, a leather sofa, a coffee table, a desk with a computer, and a large potted plant. The room features a wooden ceiling with recessed lighting, a large potted plant in a terracotta pot, and a desk with a computer monitor and keyboard. The windows offer a view of a city skyline.

Clarity
of vision

*Occupants will enjoy stunning
views across Jakarta through
large double-glazed windows.*

Forward
thinking



First class features

In keeping with a focus to provide the best working environment in Jakarta, tenants will enjoy:

Concierge services
Need flight information, dry cleaning, theatre tickets, gift sourcing, event planning, golf tee time information, or taxi bookings? More than a passive reception, the list of tasks the concierge can assist one with is extensive. Offering city guides, restaurant referrals, shopping information and general orientation, the concierge provides a consummate first impression for clients and visitors alike.

Onsite dining
Be it grabbing a coffee at the retail podium or celebrating a deal-signing at the opulent restaurants of The Four Seasons, the complex offers a wide range of gourmet options perfectly suited to the requirements of an active professional.

Lush landscaping
In a dynamic, fast-paced metropolis such as Jakarta, connection to nature is something to treasure. Capital Place, with its dramatic sky gardens, is an oasis surrounded by luxurious green landscapes.





Social capital

Integrated into the development are dining destinations including premium cafés, bars and high quality restaurants; ideal for informal meetings or power lunches.



FOUR SEASONS

Four Seasons refinement

Tucked away from the main road, The Four Seasons Jakarta offers a sophisticated sanctuary in the midst of a bustling metropolis.

Artistic and captivating in every detail, The Four Seasons Jakarta will provide 125 executive suites along with a spectacular presidential suite. Distinctive venues – including the Palm Court restaurant, salon meeting rooms and an extraordinary ballroom – combine to deliver a premier environment for hotel guests and tenants. The Four Seasons Jakarta is the venue of choice for the well-travelled, discerning clientele who deserves only the best.





The grand lobby of The Four Seasons Jakarta, paired with the legendary Four Seasons Service, yields an unforgettable arrival experience.



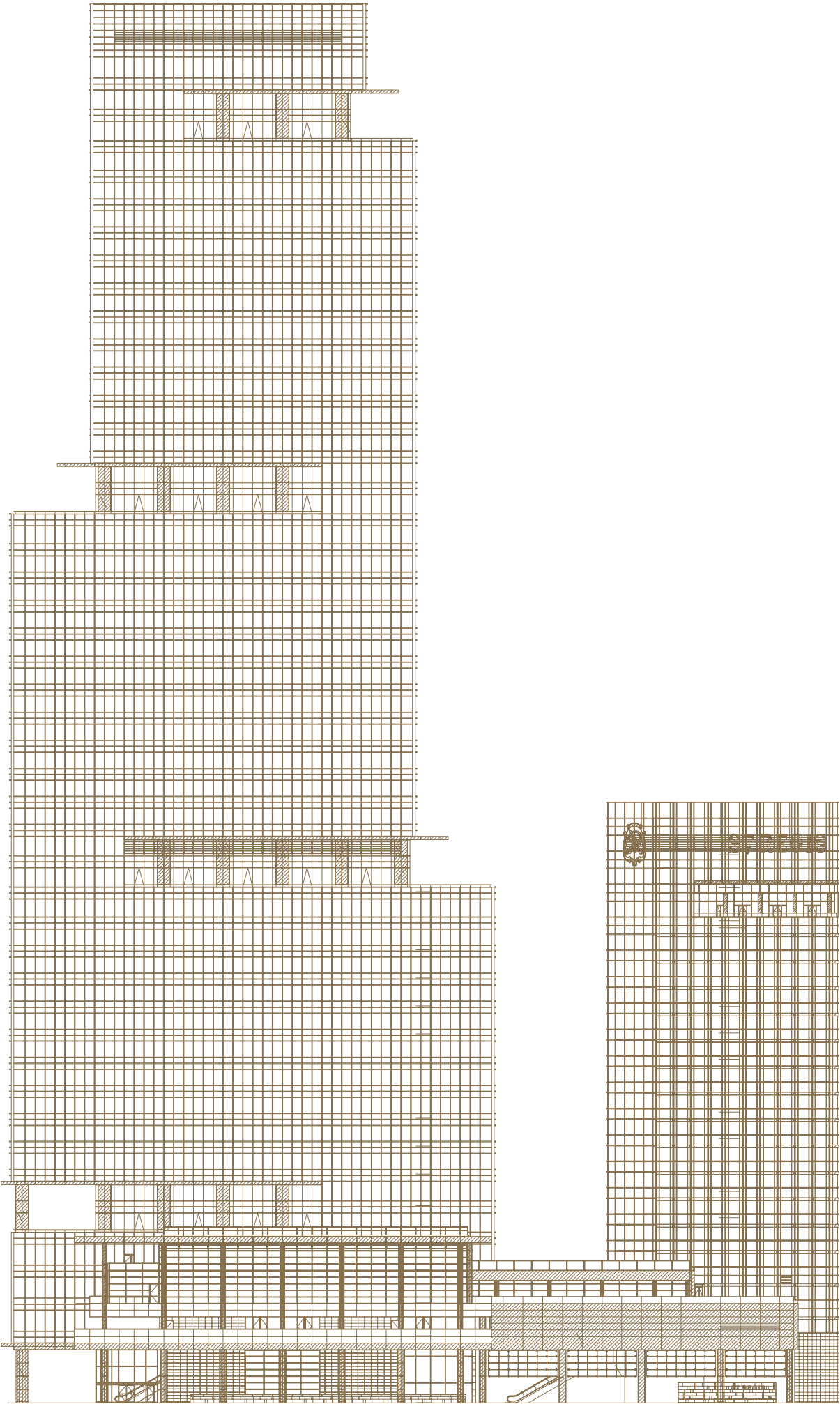
*Experience the finest dining
amidst the unique charm of
the Palm Court restaurant.*



Building Section

	Floor	Semigross Area Sq m	Net Usable Area Sq m	Note
High Zone	Level 53	0	0	M&E FLOOR
	Level 52	1,488	1,293	
	Level 51	1,245	1,051	
	Level 50	1,245	1,051	SKY GARDEN
	Level 49	1,789	1,566	
	Level 48	1,789	1,566	
	Level 47	1,789	1,566	
	Level 46	1,789	1,566	
	Level 45	1,789	1,566	
	Level 43	1,789	1,566	
	Level 42	1,789	1,566	
	Level 41	1,789	1,566	
	Level 40	1,789	1,566	
	Level 39	1,789	1,566	
	Level 38	1,789	1,566	
	Level 37	1,462	1,264	
Mid Zone	Level 36	1,506	1,264	SKY GARDEN
	Level 35	2,194	1,967	
	Level 33	2,194	1,967	
	Level 32	2,194	1,967	
	Level 31	2,194	1,967	
	Level 30	2,194	1,967	
	Level 29	2,194	1,967	
	Level 28	2,194	1,967	
	Level 27	2,194	1,967	
	Level 26	2,194	1,967	
	Level 25	2,194	1,967	
	Level 23	2,194	1,967	
Low Zone	Level 22	0	0	M&E FLOOR
	Level 21	1,855	1,628	SKY GARDEN
	Level 20	2,595	2,366	
	Level 19	2,595	2,366	
	Level 18	2,595	2,366	
	Level 17	2,595	2,366	
	Level 16	2,595	2,366	
	Level 15	2,595	2,366	
	Level 12	2,595	2,366	
	Level 11	2,595	2,366	
	Level 10	2,595	2,366	
	Level 9	2,595	2,366	
	Level 8	1,892	1,662	
	Level 7	1,892	1,662	SKY GARDEN
	Level 6	2,585	2,354	SKY GARDEN
	Level 5	2,562	2,322	
	Level 3	2,006	1,753	
	Banking Hall (Lobby & Mezzanine)	524	434	
	Lobby	803	0	
	Total	90,819	80,260	

Elevation Plan



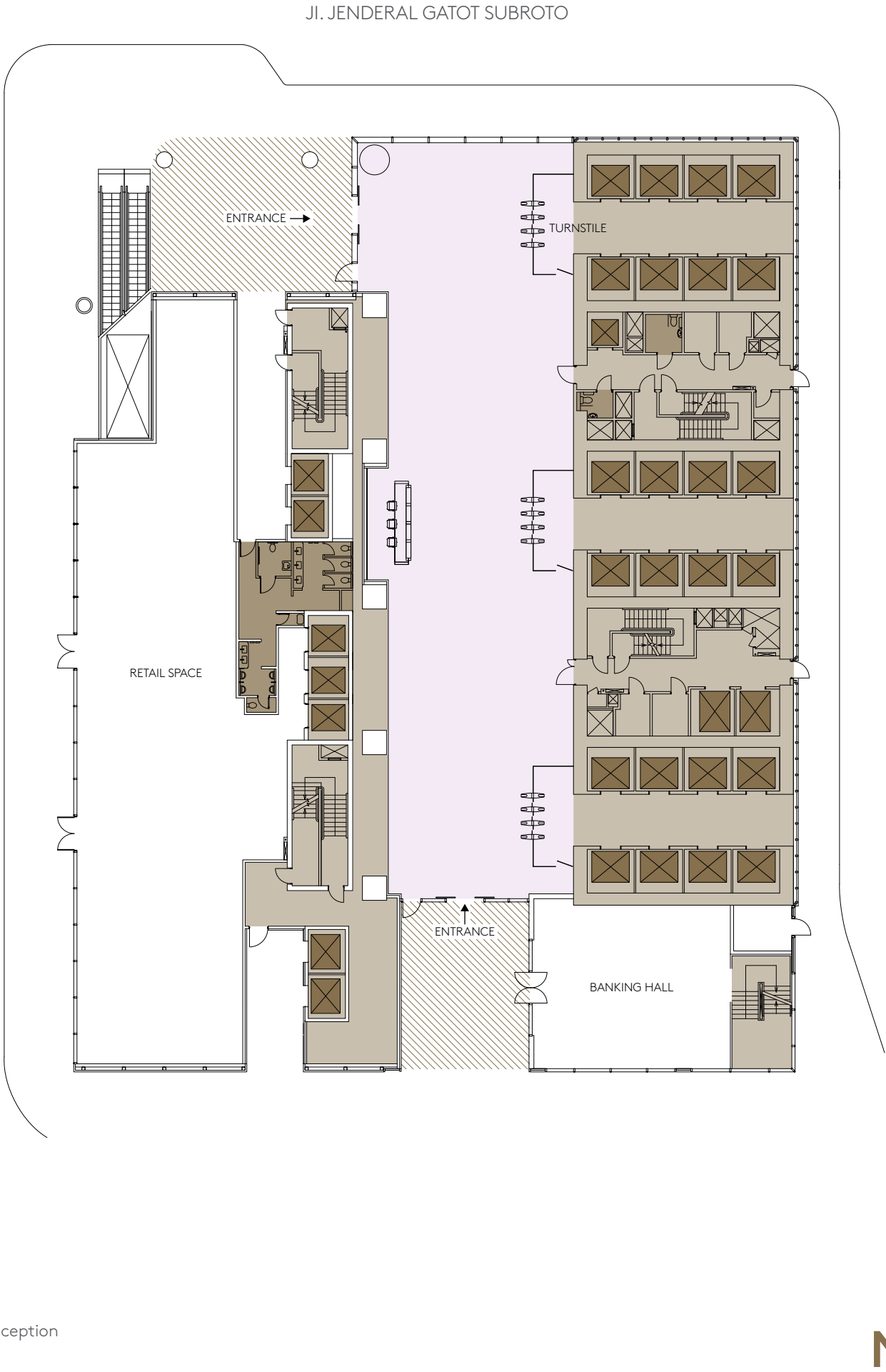
Summary Specifications

- Finished floor to ceiling height of 2.8 m at minimum
- Fully accessible raised floors of 150 mm
- Floor loading of 250 kg/ sq m
- 100% back-up generator, with spaces for tenants’ future stand-by generators
- FCU air conditioning system
- Designed for density of 9.3 sq m/ person
- BCA Green Mark Gold^{Plus} Certification
- 8 destination-control lifts in each zone, 1 executive lift and 2 service lifts
- Male, female and executive/disabled toilets on every office floor
- Approx. 1,350 car parking spaces for the complex, as well as parking for motorcycles and bicycles

Security

From the outset, stringent security measures have been built into the design of Capital Place. With specially hardened bomb-check areas, carefully calculated placement of blast walls and extensive CCTV monitoring, this is a building that provides a safe and secure environment conducive to business and social interaction.

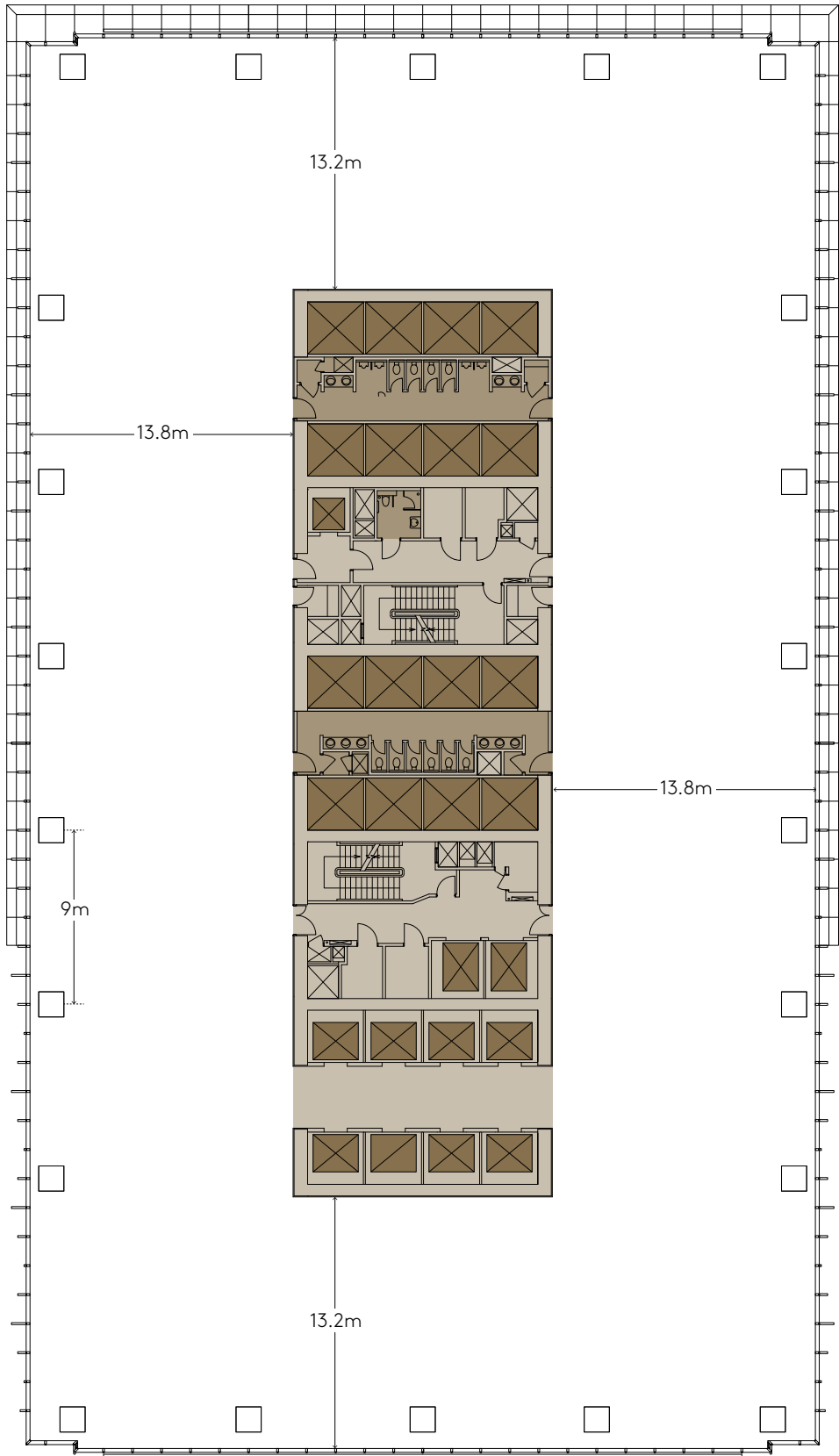
Office Ground Floor Plan



Office Typical Low Zone Plan

2,595 sq m

Jl. JENDERAL GATOT SUBROTO



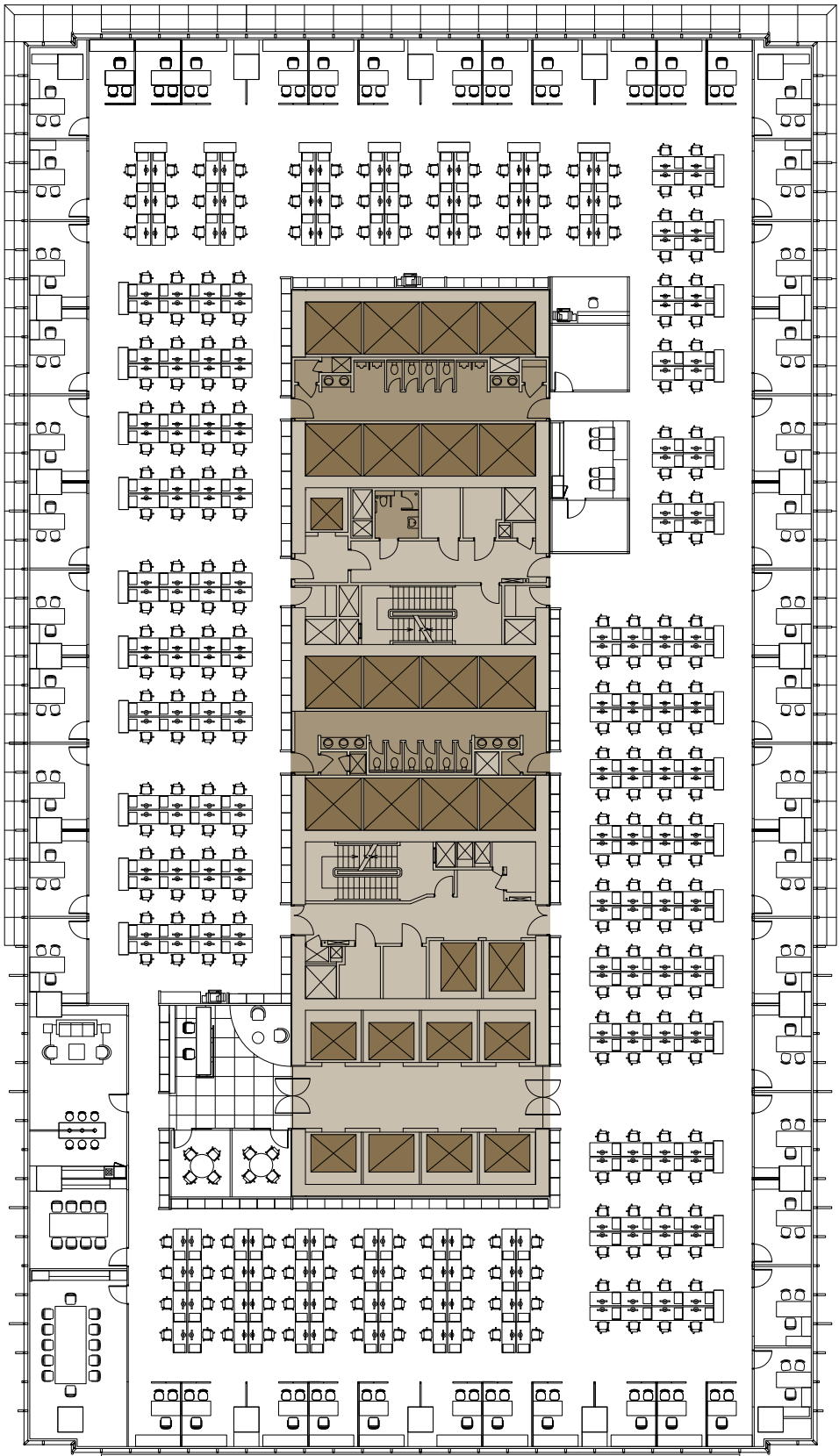
- Office
- Core
- Lifts
- Toilets



Office Typical Low Zone Test Fit Plan

2,595 sq m

Jl. JENDERAL GATOT SUBROTO



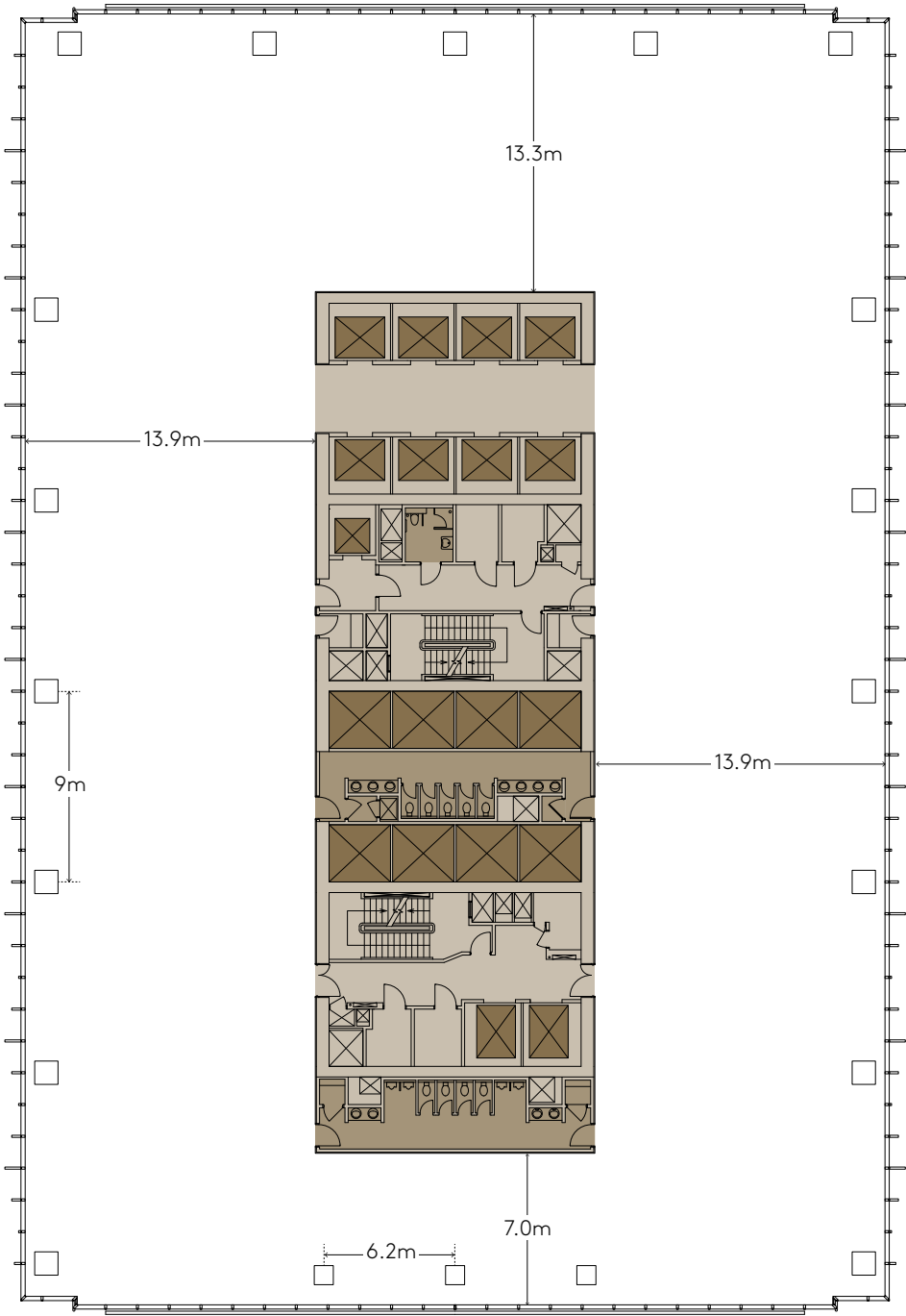
- Office
- Core
- Lifts
- Toilets



Office Typical Mid Zone Plan

2,194 sq m

Jl. JENDERAL GATOT SUBROTO



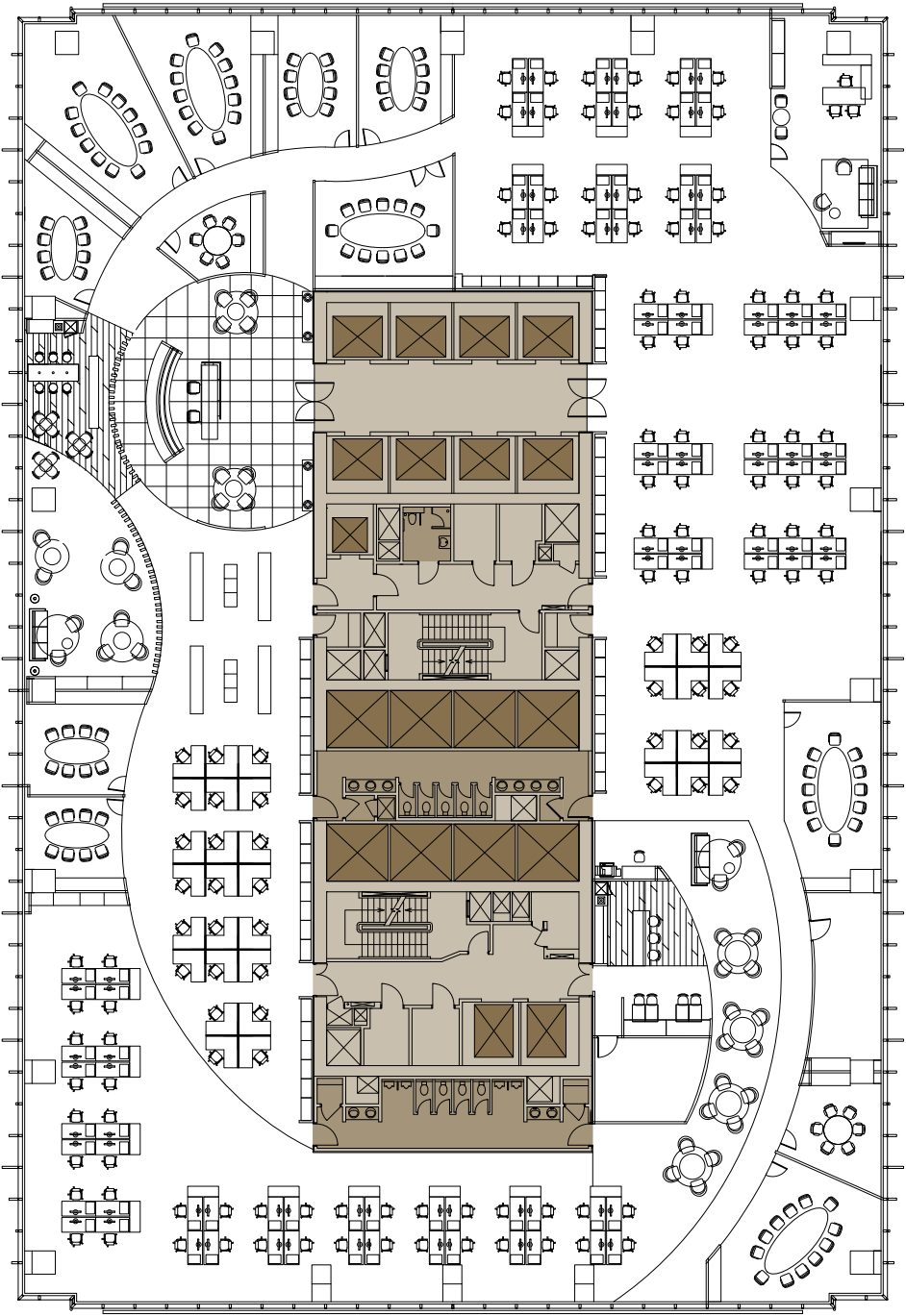
- Office
- Core
- Lifts
- Toilets



Office Typical Mid Zone Test Fit Plan

2,194 sq m

Jl. JENDERAL GATOT SUBROTO



Occupancy
131 persons

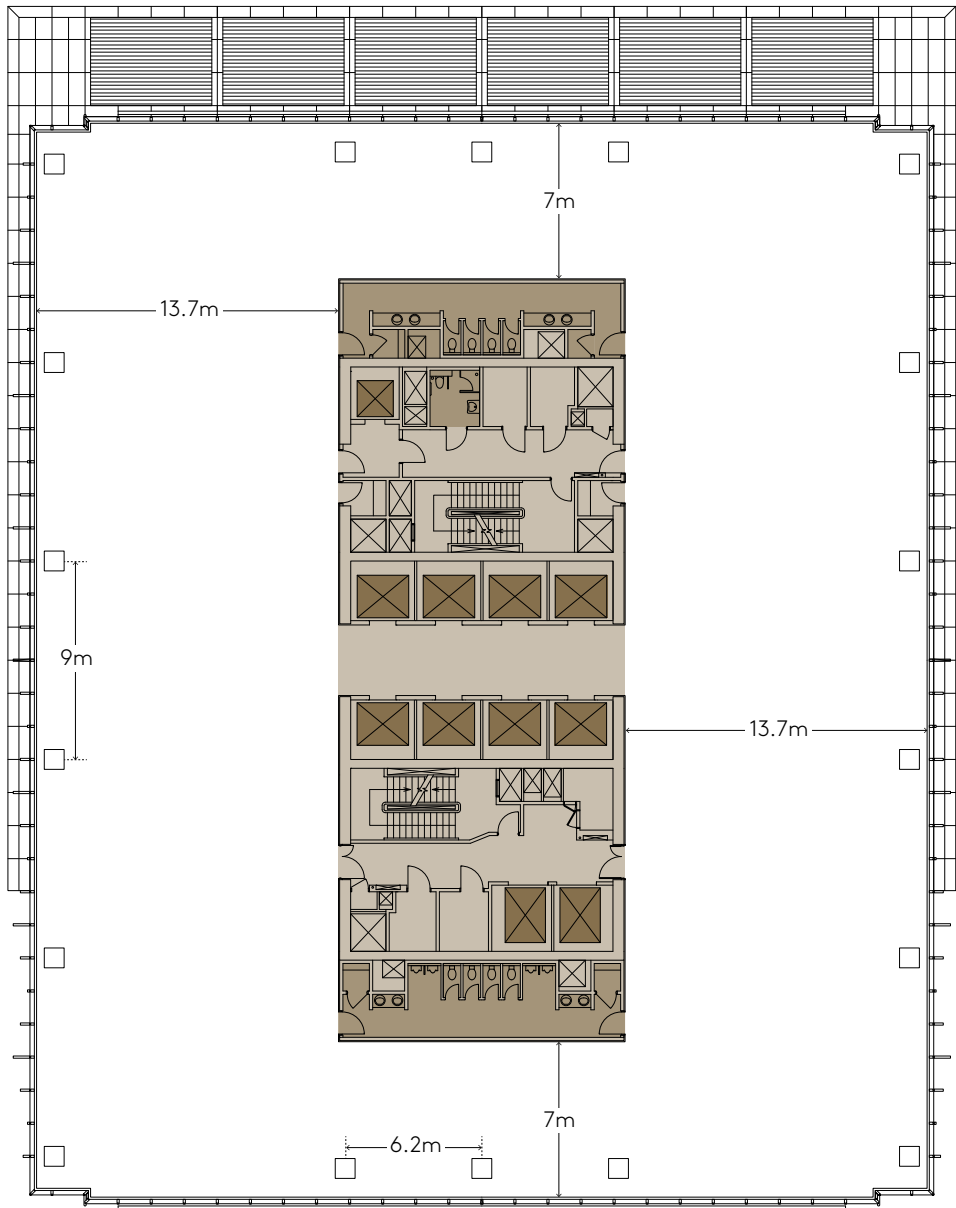
- Office
- Core
- Lifts
- Toilets



Office Typical High Zone Plan

1,789 sq m

Jl. JENDERAL GATOT SUBROTO



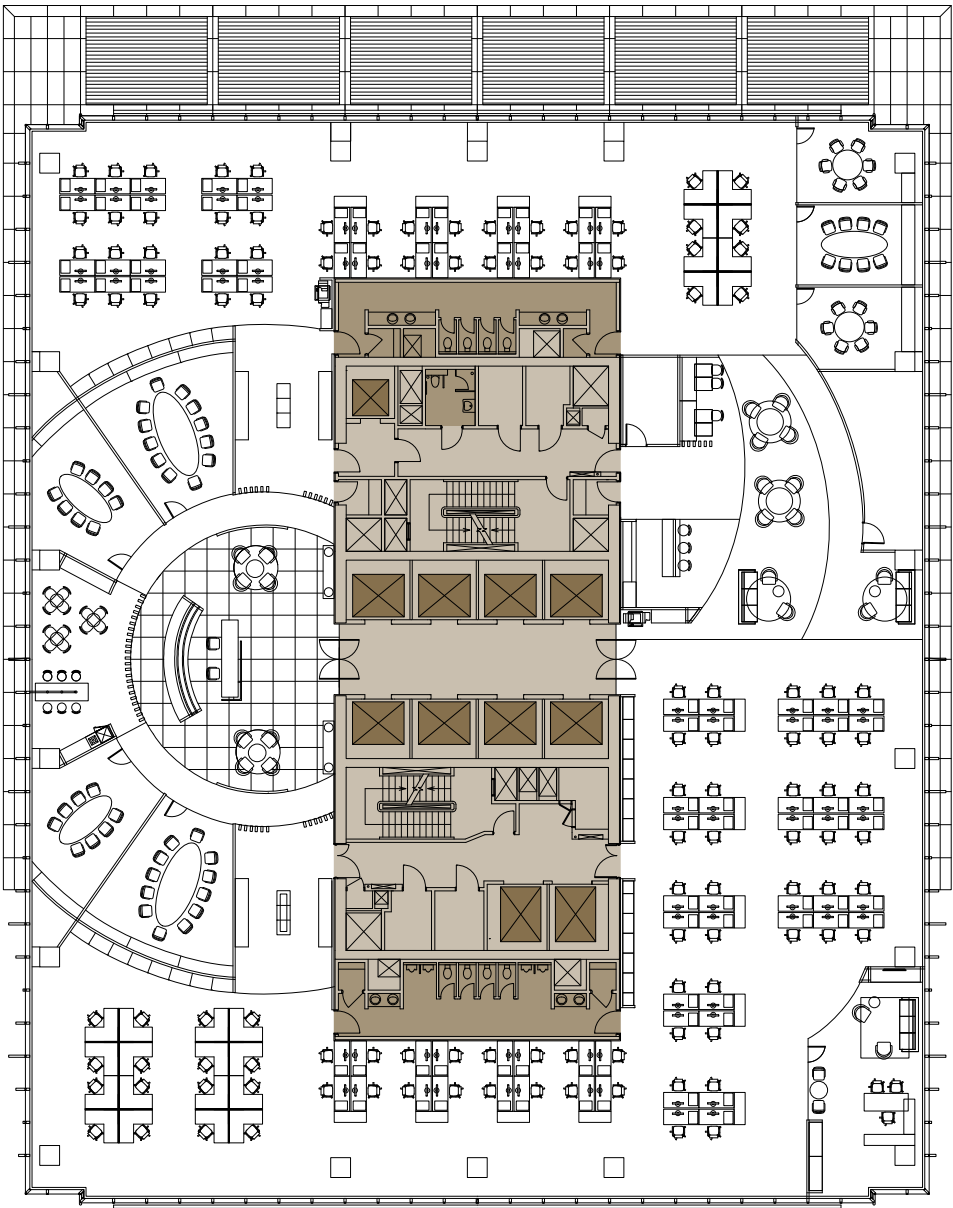
- Office
- Core
- Lifts
- Toilets



Office Typical High Zone Test Fit Plan

1,789 sq m

Jl. JENDERAL GATOT SUBROTO



Occupancy
117 persons

- Office
- Core
- Lifts
- Toilets





Beyond expectations

Sky gardens with breathtaking views on select floors for break out space or corporate events.

Superb sustainability



BCA Green Mark Gold^{Plus} Certification.



Daylight and motion sensors on interior lighting (toilets and staircases).



Double glazed facade with advanced ETFE coating, 20% better than Singapore baseline.



Energy efficient variable load air conditioning units.



Utilisation of Singapore PUB’s ‘Very Good’ fittings.



Energy efficient light fittings, lifts and escalators.



Recycled water for irrigation and cooling towers.



Computer controlled metering of all main plants.

The finest design

To create an extraordinary place, internationally acclaimed architects and designers were selected to deliver a quality of environment beyond expectations.

“Capital Place will be one of the most vibrant and delightful developments in Jakarta. The combination of an office building, retail and dining outlets, and a Four Seasons Hotel will ensure intensity of life and will take place within a world of greenness.”

Cesar Pelli
Pelli Clarke Pelli Architects

1. Petronas Towers, Kuala Lumpur, Malaysia, 1997
2. International Finance Centre (IFC), Hong Kong, 2004
3. Aria Resort and Casino, Las Vegas, Nevada, USA, 2009

“I think it is important never to do the expected. In our practice we strive always to grow, never repeat, and to never form an identifiable modus operandi or style. Why not create a style? I believe that my clients get the best value from us if we can make for them a completely unique project. I do this too, for selfish reasons, as I love to experiment with new languages of form.”

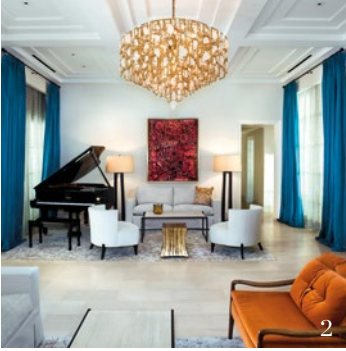
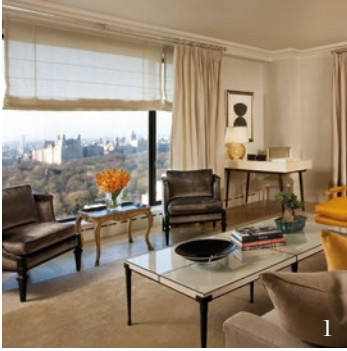
Bill Bensley

1. Leela Palace, Udaipur, India
2. Baan Botanica, Thailand
3. Intercontinental Danang Sun Peninsula Resort, Vietnam

“Richly rooted in Indonesian art and textiles, our vision was to provide an exquisite interpretation in design. The Four Seasons Jakarta is inspired by the clean lines of the French Deco period, gracefully proportioned interior architecture was created using contemporary mediums and embellished where appropriate with luxurious materials and decorated accents. Throughout, meticulously detailed design and aesthetic provide a memorable experience of refinement for visitors and guests.”

Alexandra Champalimaud

1. The Carlyle, New York
2. Hotel Bel-Air, Los Angeles
3. Waldorf Astoria, New York

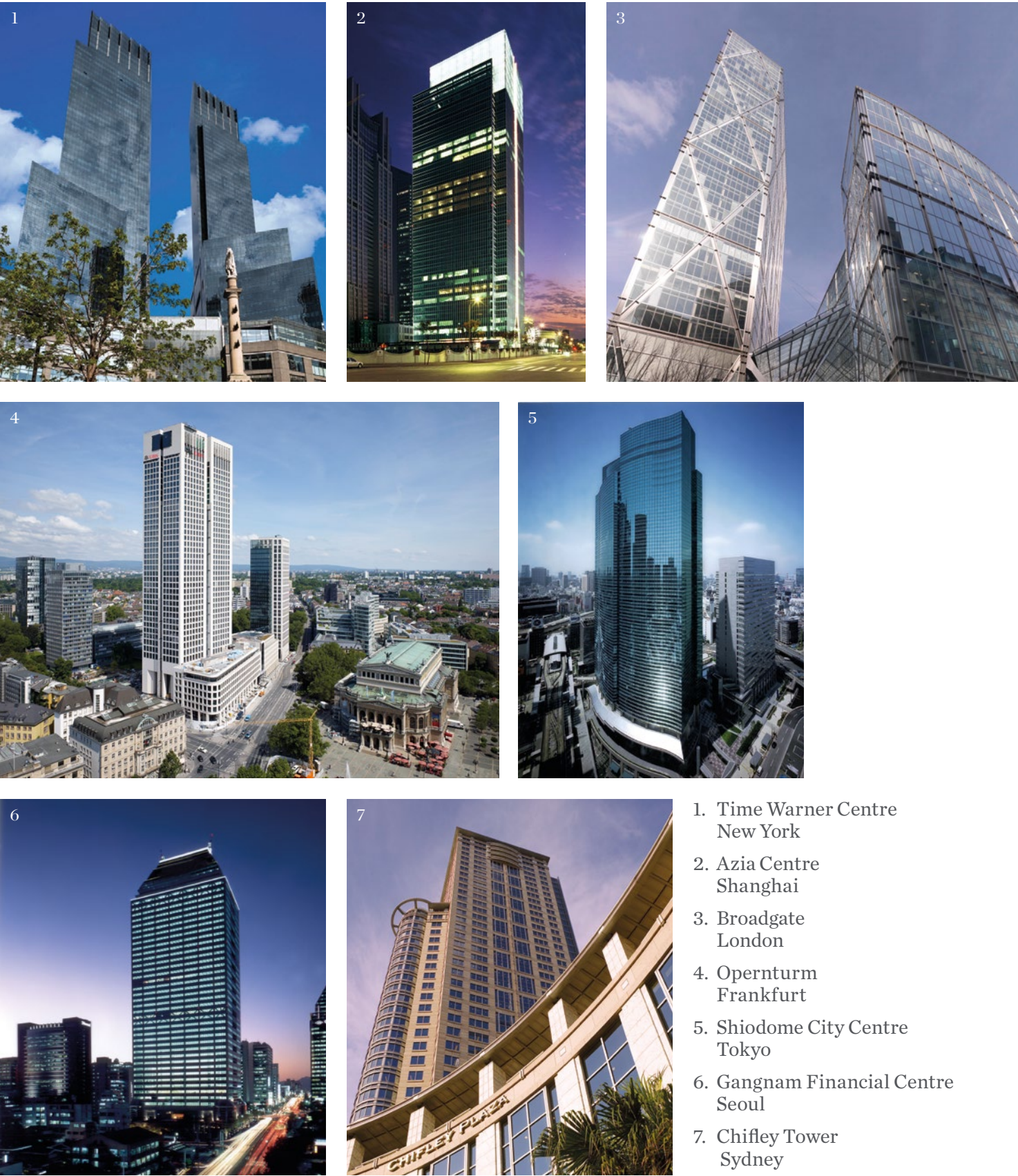


The very best specification

<i>Foundation</i>	Bored pile
<i>Substructure</i>	Flat slab and conventional reinforced concrete
<i>Superstructure</i>	Conventional reinforced concrete
<i>Rentable Area</i>	90,511 sq m
<i>No. of Office Floors</i>	5 Sky Gardens and 38 Typical floors
<i>Typical Floor Plate</i>	Low zone – approx. 2,600 sq m Mid zone – approx. 2,300 sq m High zone – approx. 1,800 sq m
<i>Core to Façade Depth</i>	7.0 m – 13.9 m
<i>Floor Loading</i>	Office – 250 kg/ sq m Partitions – 100 kg/ sq m
<i>Raised Floor to Ceiling Height</i>	2.80 m at minimum
<i>Floor to Floor Height</i>	4.25 m at minimum
<i>Raised Floor System</i>	150 mm provided on all floors
<i>Façade System</i>	Double-glazed low-E glass
<i>Air Conditioning</i>	Chilled water FCU from central system Outdoor fresh air pre-treated via primary air handling unit 25 °C/ RH 60% (No Humidity Control) Centralized AC for common areas
<i>Toilets per Floor</i>	Male and Female 1 executive/disabled toilet with shower provision
<i>Lifts</i>	8 destination control lifts in each zone 1 executive lift 2 service lifts
<i>Parking</i>	Approx. 1,350 car parking spaces for the complex, as well as parking for motorcycles and bicycles
<i>Electrical Loading</i>	Power – 35 watts/ sq m Lighting – 9 watts/ sq m
<i>Emergency Power Supply</i>	For essential fire services only
<i>Generator Back Up</i>	100% back up of total diversified load
<i>Lighting</i>	500 lux on office floors 100 lux for Lobby
<i>Telecommunication & Network</i>	MDF room with cable containment Provision of IT containment from Telephone riser
<i>Sound & Paging System</i>	Public address system in common areas
<i>Lightning Protection</i>	Design and installation in accordance with Standard IEC 61024
<i>Fire Protection</i>	Automatic fire alarm and sprinkler system, wet riser system, hosereels and portable fire extinguishers
<i>Sustainability Certification</i>	BCA Green Mark Gold ^{Plus} Certification



Landlord



Formed in 1981, GIC is a leading global investment firm that manages Singapore's foreign reserves. Our multi-billion dollar real estate portfolio is globally diversified across more than 40 countries and comprises over 300 direct and indirect property investments. We are one of Asia's largest real estate institutional investors and are ranked amongst the world's top 10 global real estate investment firms. GIC employs more than 1,200 people across offices in Singapore, Beijing, London, Mumbai, New York, San Francisco, Sao Paulo, Seoul, Shanghai, and Tokyo. For more information, please visit www.gic.com.sg.

1. Time Warner Centre
New York
2. Azia Centre
Shanghai
3. Broadgate
London
4. Opernturm
Frankfurt
5. Shiodome City Centre
Tokyo
6. Gangnam Financial Centre
Seoul
7. Chifley Tower
Sydney

Developer



The Rajawali Group is one of Indonesia's largest investors. Driven by the philosophy of value creation, the Group has successfully engaged across a wide range of industries, including hotel and property, agriculture, mining, infrastructure, transportation, and media. Over the last three decades, the Group has built a solid reputation for strategic investments as well as philanthropy, including poverty reduction programs, the establishment of the Rajawali Foundation Institute for Asia, and the Harvard Kennedy School Indonesia Program to enhance research, education in public policy and governance issues.

1. The St. Regis Bali Resort
2. Four Seasons
Jakarta
3. Sheraton Imperial
Kuala Lumpur
4. The Westin Langkawi
Resort & Spa
5. Sheraton Bandung
Hotel & Towers
6. The St. Regis Langkawi Resort

Our team

Owner
PT Mahkota Prima Properti
an affiliate of GIC Pte Ltd

Developer
PT Greenland Rajawali Utama
an affiliate of Rajawali Group

Architect
Pelli Clarke Pelli Architects

Architect of Record
PT Airmas Asri

Interior Designer
Alexandra Champalimaud

Landscape Artist
Bill Bensley

Mechanical & Electrical
Beca

Civil & Structural
Beca / Gistama

Base Building Contractor
PT Ssangyong
Totalindo
Joint Operation

Security Consultant
Wiragarda

Property Management
Jones Lang LaSalle

Agents

PT Jones Lang LaSalle
Indonesia Stock
Exchange Building
Tower 2, 19th Floor
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